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Legend

Notes

Rev	Description	By	App'd	Date
3	REVISED AS PER CITY COMMENTS	MJS	DT	24.09.16
2	REVISED AS PER CITY COMMENTS	MJS	DT	24.05.20
1	REVISED AS PER CITY COMMENTS	MJS	DT	24.03.13
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Revision

File Name:	Dwn.	Chkd.	Dsgn.	Date
160401663 DB - 1.dwg	MJS	DT	MJS	23.02.06

Permit-Seal

Client/Project

BRIGIL

265 CATHERINE STREET

OTTAWA, ONTARIO, CANADA

Title

NOTES AND LEGENDS PLAN

Project No.	Scale	Sheet	Revision
160401663	1:300		
Drawing No.			

GENERAL NOTES AND SPECIFICATIONS

- ALL MATERIALS AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH OPS AND CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS AND OPSD SUPPLEMENT, ONTARIO PROVINCIAL STANDARDS WILL APPLY WHERE NO CITY STANDARDS ARE AVAILABLE.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF SAME INCLUDING WATER PERMIT AND ASSOCIATED COSTS.
- SERVICE AND UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATES FROM ALL UTILITY COMPANIES TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REINSTATEMENT.
- ALL DISTURBED AREAS SHALL BE REINSTATED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE ENGINEER & THE CITY. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH OPSD 509.010 AND OPS 310.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATION FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
- THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENTATION CONTROL PLAN THAT WILL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE PROTECTION FOR RECEIVING STORM SEWERS OR DRAINAGE DURING CONSTRUCTION ACTIVITIES. THIS PLAN SHALL INCLUDE BUT NOT BE LIMITED TO CATCH BASINS, INSERTS, STRAW BALE CHECK DAMS AND SEDIMENT CONTROLS AROUND ALL DISTURBED AREAS. DEWATERING SHALL BE PUMPED INTO SEDIMENT TRAPS.
- SITE PLAN PREPARED BY BDP. QUADRANGLE. DRAWING A101.S. PROJECT NAME: 265 CATHERINE STREET OTTAWA. PROJECT NO. 21007.
- TOPOGRAPHIC SURVEY SUPPLIED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. PROJECT NO. 22467-21. SURVEYOR'S REAL PROPERTY REPORT PART 1 PLAN OF LOTS 10, 11, 12 (WEST KENT STREET) AND LOTS 22, 24, 25, 26, 27, 28 (NORTH CATHERINE STREET) REGISTERED PLAN 30, CITY OF OTTAWA.
- REFER TO LANDSCAPE ARCHITECTURE PLAN FOR ALL LANDSCAPING FEATURES (i.e. TREES, WALKWAYS, PARK DETAILS, NOISE BARRIERS, FENCES etc.)
- GEOTECHNICAL INVESTIGATION GEOTECHNICAL INVESTIGATION PROPOSED MIXED-USE DEVELOPMENT, 265 CATHERINE STREET, OTTAWA, ONTARIO. PREPARED BY PATERSON GROUP, DATED AUGUST 13, 2021. REPORT NO. PG5933-1. GEOTECHNICAL INFORMATION PRESENTED ON THESE DRAWINGS MAY BE INTERPOLATED FROM THE ORIGINAL REPORT. REFER TO ORIGINAL GEOTECHNICAL REPORT FOR ADDITIONAL DETAILS AND TO VERIFY ASSUMPTIONS MADE HEREIN.
- STREET LIGHTING TO CITY OF OTTAWA STANDARDS.
- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED. DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO ENGINEER.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL BY THE CONTRACT ADMINISTRATOR AND DIRECTOR OF ENGINEERING HAS BEEN OBTAINED.
- HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE TO BE NOTIFIED IF DEEPLY BURIED ARCHEOLOGICAL REMAINS ARE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES.

ROADWORKS

- ALL TOPSOIL AND ORGANIC MATERIAL TO BE STRIPPED FROM WITHIN THE FULL RIGHT OF WAY PRIOR TO CONSTRUCTION.
- SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.30m LAYERS.
- ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).
- ROAD SUBDRAINS SHALL BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD R1.
- ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE CONSULTANT.
- CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE IF REQUIRED BY THE MUNICIPALITY. ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING.
- PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD R10, AND OPSD 509.010, AND OPS 310.
- CONCRETE CURBS SHALL BE CONSTRUCTED AS PER CITY STANDARD SC1.1 AND SC1.3 (BARRIER OR MOUNTABLE CURB AS SHOWN ON DRAWINGS).
- CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS PER CITY STANDARDS SC3 AND SC1.4.
- PAVEMENT CONSTRUCTION AS PER GEOTECHNICAL INVESTIGATION PROPOSED MIXED-USE DEVELOPMENT, 265 CATHERINE STREET, OTTAWA, ON. PREPARED BY PATERSON GROUP, DATED AUGUST 13, 2021. PROJECT NO. PG5933-1

PAVEMENT STRUCTURE - CAR PARKING ONLY
50mm HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
150 OPS GRANULAR 'A' BASE
300 OPS GRANULAR 'B' TYPE II

PAVEMENT STRUCTURE - ACCESS LANES AND HEAVY TRUCKS
40mm HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm HL-8 OR SUPERPAVE 19.0 ASPHALTIC CONCRETE
150 OPS GRANULAR 'A' BASE
450 OPS GRANULAR 'B' TYPE II

WATER SUPPLY SERVICING

- THE CONTRACTOR SHALL CONSTRUCT WATERMAIN, WATER SERVICES, CONNECTIONS & APPURTENANCES AS PER CITY OF OTTAWA SPECIFICATIONS & SHALL CO-ORDINATE AND PAY ALL RELATED COSTS INCLUDING THE COST OF CONNECTION, INSPECTION & DISINFECTION BY CITY PERSONNEL.
- WATERMAIN PIPE MATERIAL SHALL BE PVC CL 150 DR18. DEFLECTION OF WATERMAIN PIPE IS NOT TO EXCEED 1/2 OF THAT

- SPECIFIED BY THE MANUFACTURER. PVC WATERMANS TO BE INSTALLED WITH TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W36.
- WATER SERVICES ARE TO BE TYPE K SOFT COPPER AS PER CITY OF OTTAWA STANDARD W29 (UNLESS OTHERWISE NOTED).
 - FIRE HYDRANTS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W18 AND W19.
 - WATER VALVES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W24.
 - WATERMAIN TRENCH SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W17 UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL AS PER SECTION 6.4 OF THE GEOTECH REPORT.
 - SERVICE CONNECTIONS SHALL BE INSTALLED A MINIMUM OF 2400mm FROM ANY CATCHBASIN, MANHOLE, OR OBJECT THAT MAY CONTRIBUTE TO FREEZING. THERMAL INSULATION SHALL BE INSTALLED ON ALL PROPOSED CBS ON THE WM STREET SIDE WHERE 2400mm SEPARATION CANNOT BE ACHIEVED. (AS PER CITY OF OTTAWA W22 & W23)
 - CATHODIC PROTECTION TO BE SUPPLIED ON METALLIC FITTINGS AS PER CITY OF OTTAWA W40 AND W42.
 - THRUST BLOCKS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25.3 AND W25.4.
 - WATERMAIN TO HAVE MIN. 2.4m COVER. WHERE WATERMAIN COVER IS LESS THAN 2.4m, INSULATION TO BE SUPPLIED IN ACCORDANCE WITH CITY STANDARD W22.
 - WATERMAIN CROSSINGS ABOVE AND BELOW SEWERS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W25 AND W25.2.
 - PRESSURE REDUCING VALVES (PRV'S) IF REQUIRED, TO BE INSTALLED AS PER ONTARIO PLUMBING CODE.

STORM AND SANITARY SEWERS

- SANITARY SEWERS 375mm DIA. OR SMALLER SHALL BE PVC DR35. SANITARY SEWERS LARGER THAN 375mm SHALL BE CONCRETE CSA A 257.2 CLASS 1000 AS PER OPSD 807.010.
- STORM SEWERS 375mm DIA. OR SMALLER SHALL BE PVC DR35. STORM SEWERS LARGER THAN 375mm DIA. SHALL BE CONCRETE CSA A 257.2 CLASS 100-D AS PER OPSD 807.010
- ALL STORM AND SANITARY SEWER BEDDING SHALL BE INSTALLED AS PER SECTION 6.4 OF THE GEOTECH REPORT.
- STORM AND SANITARY MANHOLES SHALL BE 1200mm DIAMETER IN ACCORDANCE WITH OPSD-701.01 (UNLESS OTHERWISE NOTED) c/w FRAME AND COVER AS PER CITY OF OTTAWA S24, S24.1, AND S25 WHERE APPLICABLE. CATCH BASIN MANHOLE FRAME AND COVERS PER S25 AND S28.1. ALL STORM MANHOLES WITH SEWERS 900mm DIA SEWERS AND OVER IN SIZE SHALL BE BENCHED. ALL OTHER STORM MANHOLES SHALL BE COMPLETED WITH 300mm SLUMPS AS PER CITY STANDARDS. SANITARY MANHOLES SHALL NOT HAVE SLUMPS.
- ALL SEWERS CONSTRUCTED WITH GRADES 0.50% OR LESS, TO BE INSTALLED WITH LASER AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
- FOR STORM SEWER INSTALLATION (EXCLUDING CB LEADS) THE MINIMUM DEPTH OF COVER OVER THE CROWN OF THE SEWER IS 2.0m. FOR SANITARY SEWERS THE MINIMUM DEPTH OF COVER IS 2.5m OVER PIPE OVERTOP.
- ALL STORM AND SANITARY SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES.
- STORM AND SANITARY SERVICE LATERALS TO BE SDR 28 INSTALLED AT MIN. 1.0% SLOPE.
- CATCH BASINS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS S1, S2, S3 c/w FRAME AND GRATE AS PER S19. CURB INLET FRAME AND GRATE PER S22 AND S23. CATCH BASIN MANHOLES FRAME AND GRATE AS PER S25 FRAME AND S28.1 COVER. PROVIDE 150mm ADJUSTED SPACERS. ALL CATCH BASINS SHALL HAVE SLUMPS (600mm DEEP). STREET CATCH BASIN LEADS SHALL BE 200mm DIA.(MIN) PVC DR 35 AT 1.0% GRADE WHERE NOT OTHERWISE SHOWN ON PLAN. CATCH BASINS WILL BE INSTALLED WITH INLET CONTROL DEVICES (ICD) AS PER ICD SCHEDULE ON STORM DRAINAGE PLAN.
- STREET CATCH BASINS TO BE INSTALLED c/w SUBDRAINS 3m LONG IN FOUR ORTHOGONAL DIRECTIONS OR LONGITUDINALLY WHEN PLACED ALONG A CURB, AND AT AN ELEVATION OF 300mm BELOW SUBGRADE LEVEL.
- REAR LOT PERFORATED PIPE TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS S29. REAR LOT STRUCTURES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W30 AND W31.
- CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD DRAWING S8. THE SEALS SHOULD BE AT LEAST 1.5m LONG (IN THE TRENCH DIRECTION) AND SHOULD EXTEND FROM TRENCH WALL TO TRENCH WALL. GENERALLY, THE SEALS SHOULD EXTEND FROM THE FROST LINE AND FULLY PENETRATE THE BEDDING, SUBBEDDING AND COVER MATERIAL. THE BARRIERS SHOULD CONSIST OF RELATIVELY DRY AND COMPACTABLE BROWN SILTY CLAY PLACED IN MAXIMUM 225mm THICK LOOSE LAYERS COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S SPMDD. THE CLAY SEALS SHOULD BE PLACED AT THE SITE BOUNDARIES AND AT STRATEGIC LOCATIONS AT NO MORE THAN 80m INTERVALS IN THE SERVICE TRENCHES. FOR DETAILS REFER TO GEOTECHNICAL INVESTIGATION.

GRADING

- ALL GRANULAR BASE & SUB BASE COURSE MATERIALS SHALL BE COMPACTED TO 98% STANDARD PROCTOR MAX. DRY DENSITY.
- SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.15m LAYERS.
- ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. WITH 500 OR MIN. 100mm TOPSOIL. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.

- 100 YEAR PONDING DEPTH TO BE 0.30m (MAXIMUM).
- EMBANKMENTS TO BE SLOPED AT MIN. 3:1, UNLESS OTHERWISE SPECIFIED.
- ALL SWALES TO BE MIN. 0.15m DEEP WITH MIN. 3:1 SIDE SLOPES UNLESS OTHERWISE NOTED. THE MINIMUM LONGITUDINAL SLOPE TO BE 1.5% OR 1.0% WHEN PERFORATED SUBDRAIN IS INSTALLED.
- ALL ROOF DOWNSPOUTS TO DISCHARGE TO THE GROUND ONTO SPLASH PADS AND SHALL NOT BE DIRECTED TO THE STORM SEWER, OR THE BUILDING FOUNDATION DRAIN.
- TOP OF GRATE (T/G) ELEVATIONS FOR ALL STREET CATCHBASINS SHOWN ON PLANS. REFER TO THE ELEVATION AT EDGE OF PAVEMENT, OR GUTTERLINE WHERE APPLICABLE.
- ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT ARE TO BE DESIGNED, APPROVED, AND STAMPED BY STRUCTURAL ENGINEER.
- FENCES OR RAILINGS ARE REQUIRED FOR RETAINING WALLS GREATER THAN 0.60m IN HEIGHT.
- EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO TREE CUTTINGS.
- REFER TO DRAWING EC DS-1 FOR EROSION AND SEDIMENT CONTROL DETAILS.

Best Management Practices

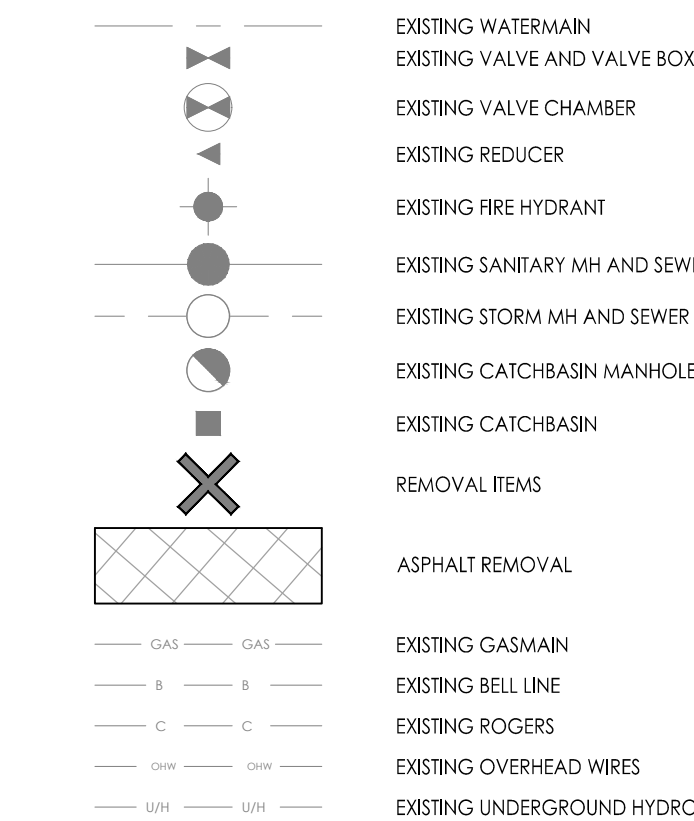
CONTRACTOR TO PROVIDE EROSION AND SEDIMENT CONTROLS (BEST MANAGEMENT PRACTICES) DURING CONSTRUCTION OF THIS PROJECT.

EROSION MUST BE MINIMIZED AND SEDIMENTS MUST BE REMOVED FROM CONSTRUCTION SITE RUN-OFF IN ORDER TO PROTECT DOWNSTREAM AREAS. DURING ALL CONSTRUCTION, EROSION AND SEDIMENTATION SHOULD BE CONTROLLED BY THE FOLLOWING TECHNIQUES:

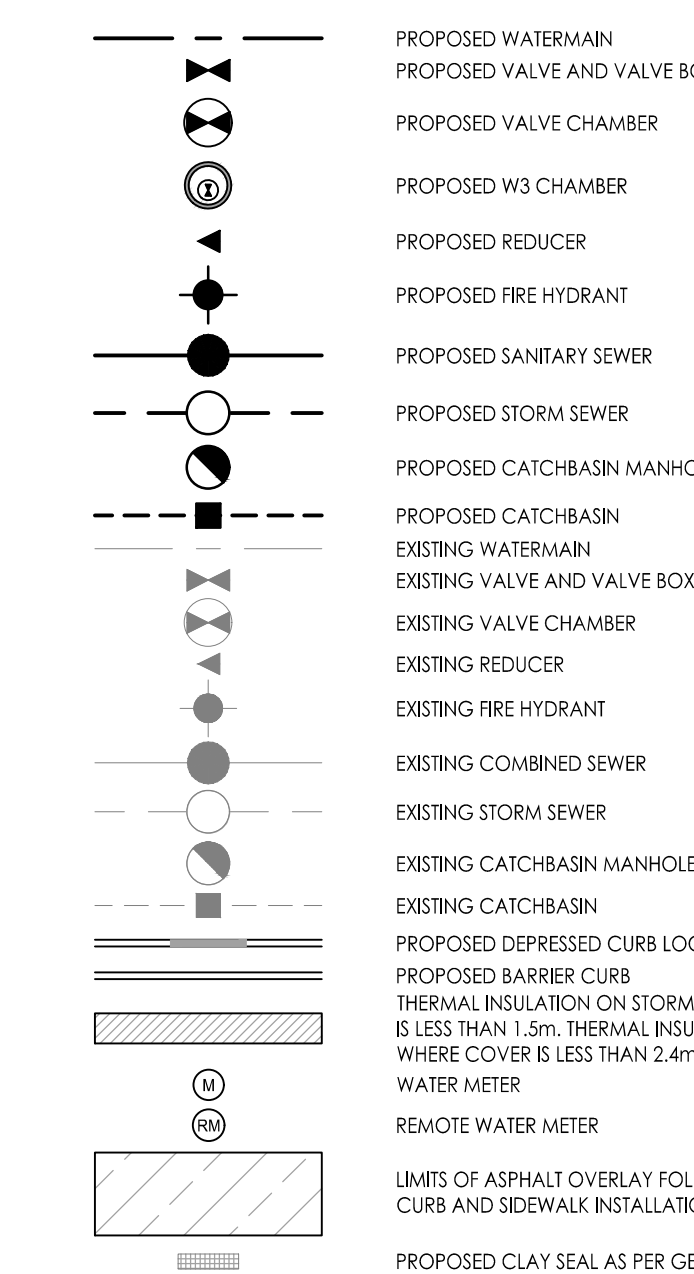
- LIMIT THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
- REVEGETATE EXPOSED AREAS AND SLOPES AS SOON AS POSSIBLE.
- MINIMIZE AREA TO BE CLEARED AND GRUBBED.
- PROTECT EXPOSED SLOPES WITH PLASTIC OR SYNTHETIC MULCHES.
- INSTALL CATCH BASIN INSERTS OR EQUIVALENT IN ALL PROPOSED CATCH BASINS AND CATCH BASIN MANHOLES AND IN ALL EXISTING CATCH BASINS THAT WILL RECEIVE RUN-OFF FROM THE SITE.
- A SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF ALL AND ANY STOCKPILES OF MATERIAL TO BE USED OR REMOVED FROM SITE. (LOCATION TO BE DETERMINED)
- A VISUAL INSPECTION SHALL BE DONE DAILY ON SEDIMENT CONTROL MEASURES AND CLEANED OF ANY ACCUMULATED SILT AS REQUIRED. THE DEPOSITS WILL BE DISPOSED OFF-SITE AS PER THE REQUIREMENTS OF THE CONTRACT.
- SEDIMENT CONTROL BARRIERS MAY ONLY BE REMOVED TEMPORARILY WITH APPROVAL OF CONTRACT ADMINISTRATOR TO ACCOMMODATE CONSTRUCTION OPERATIONS. ALL AFFECTED BARRIERS MUST BE REINSTATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED. NO REMOVAL WILL OCCUR IF THERE IS A SIGNIFICANT RAINFALL EVENT ANTICIPATED (>10mm) UNLESS A NEW DEVICE HAS BEEN INSTALLED TO PROTECT EXISTING STORM AND SANITARY SEWER SYSTEMS, OR DOWNSTREAM WATERCOURSES.
- NO REFUELING OR CLEANING OF EQUIPMENT IS PERMITTED NEAR ANY EXISTING WATERWAY.
- CONTRACTOR SHALL REMOVE SEDIMENT CONTROL MEASURES WHEN, IN THE OPINION OF THE CONTRACT ADMINISTRATOR, THE MEASURE(S) IS NO LONGER REQUIRED. NO CONTROL MEASURES SHALL BE PERMANENTLY REMOVED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CONTRACT ADMINISTRATOR.
- THE CONTRACTOR SHALL PERIODICALLY, OR WHEN REQUESTED BY THE CONTRACT ADMINISTRATOR, CLEAN OUT ACCUMULATED SEDIMENTS AS REQUIRED.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO THE WATERCOURSE. APPROPRIATE RESPONSE MEASURES, INCLUDING ANY REPAIRS TO EXISTING CONTROL MEASURES OR THE IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY.
- CONTRACTOR SHALL INSTALL MUD MATS AT BOTH ENTRANCES TO THE SITE.
- STORMWATER SWALES TO BE COVERED WITH HYDRO-SEED AND MULCH.

LEGEND

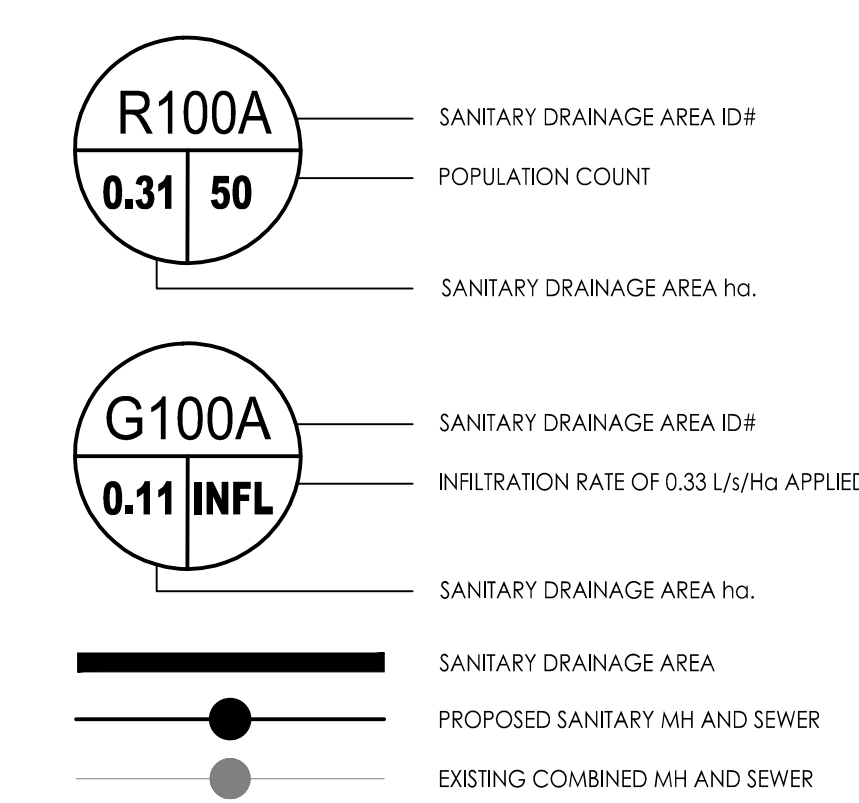
EXISTING CONDITIONS



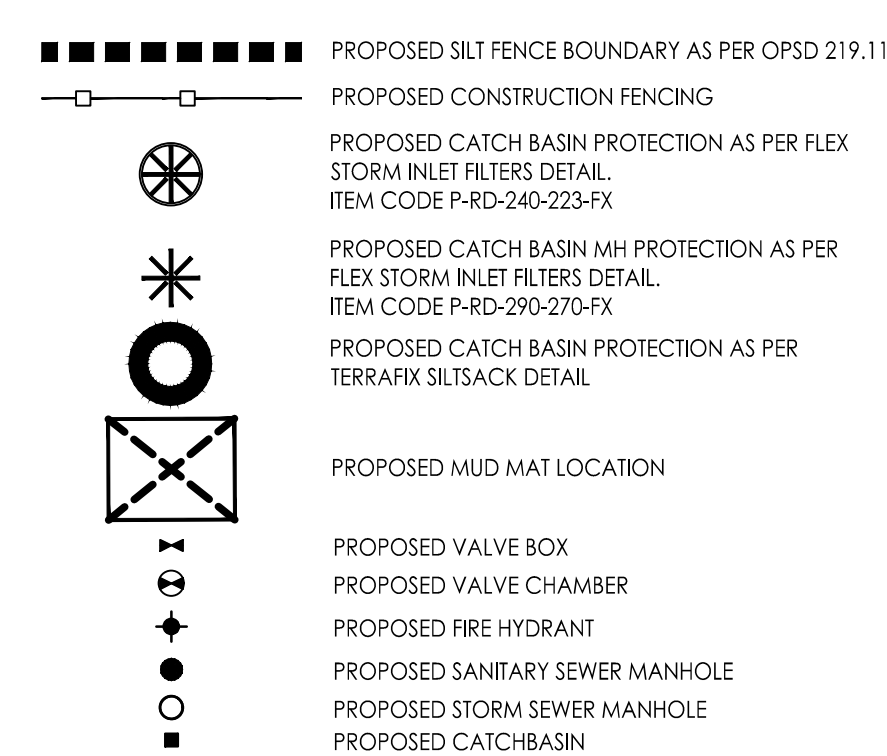
SERVICES



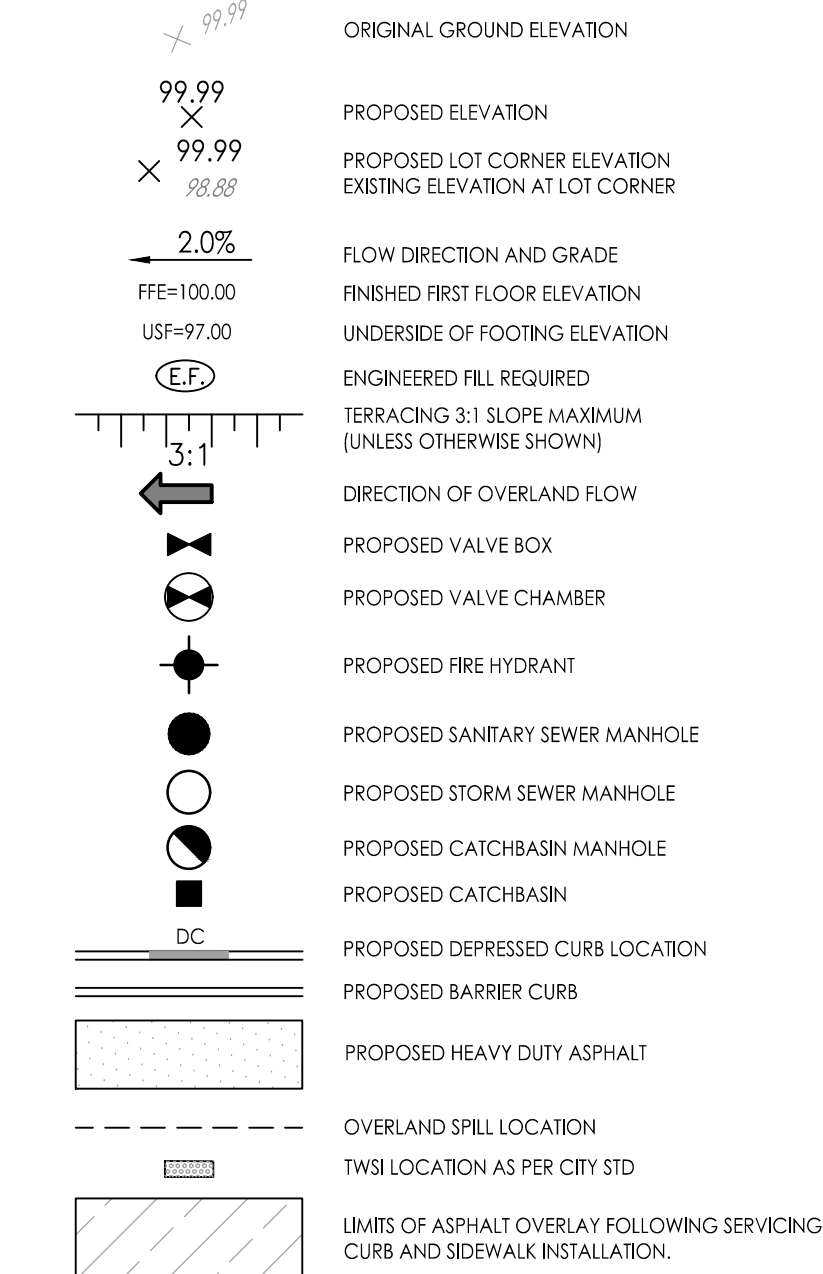
SANITARY DRAINAGE



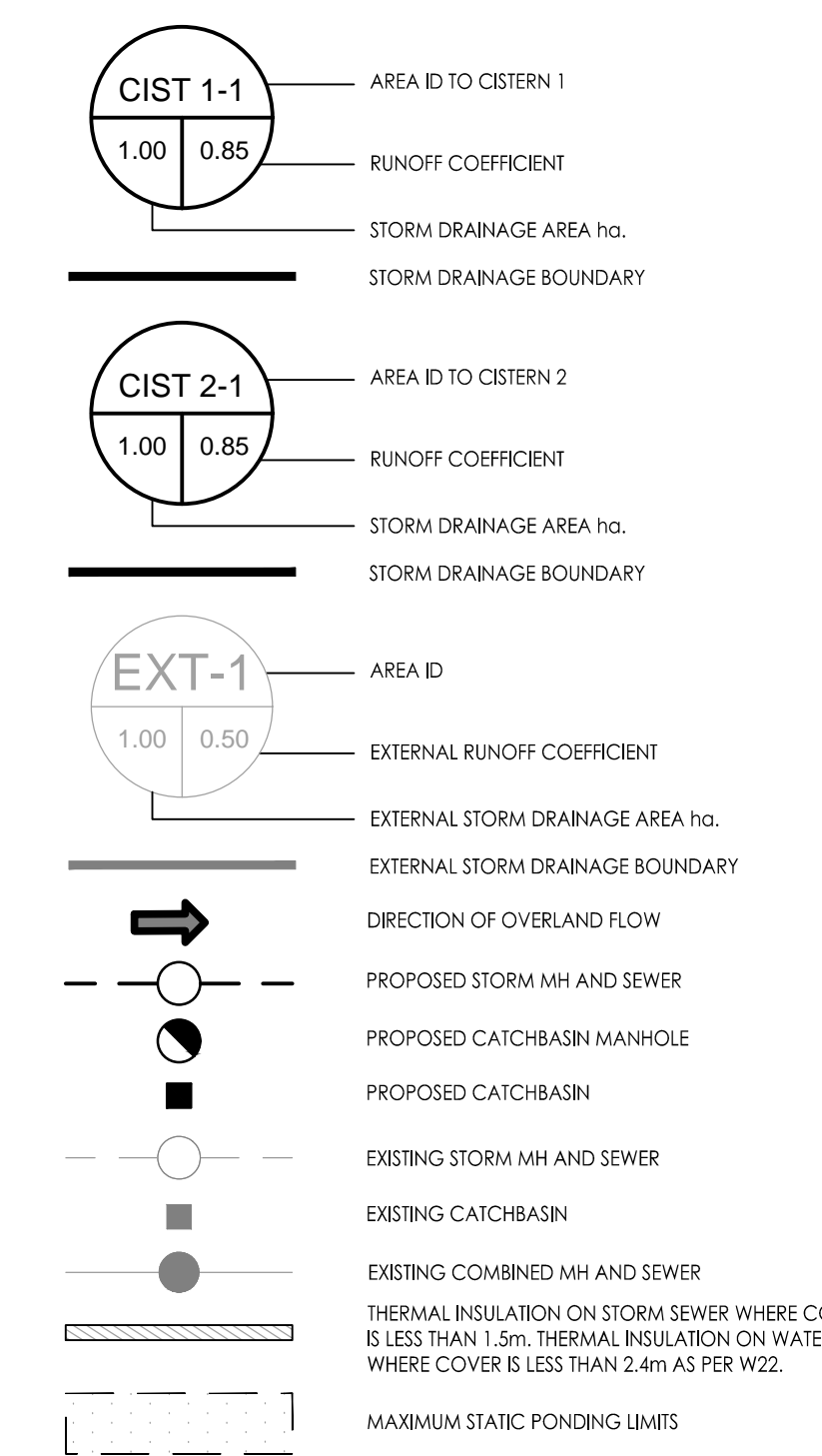
EROSION CONTROL



GRADING



STORM DRAINAGE



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Legend

- EXISTING WATERMAIN
- EXISTING VALVE AND VALVE BOX
- EXISTING VALVE CHAMBER
- EXISTING REDUCER
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MH AND SEWER
- EXISTING STORM MH AND SEWER
- EXISTING CATCHBASIN MANHOLE
- EXISTING CATCHBASIN
- REMOVAL ITEMS
- ASPHALT REMOVAL
- EXISTING GASMAIN
- EXISTING BELL LINE
- EXISTING RODGERS
- EXISTING OVERHEAD WIRES
- EXISTING UNDERGROUND HYDRO

Notes

- THE LOCATION OF UTILITIES IS APPROXIMATE ONLY AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION AND THE IMPLEMENTATION OF ANY NECESSARY PROCEDURES CALLED FOR IN THE APPROPRIATE STANDARDS AND REGULATIONS.
- ASPHALT AREA FOR REMOVAL AND DISPOSAL = 7290m²
- CONCRETE AREA FOR REMOVAL AND DISPOSAL = 10990m²

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Permit-Seal

Client/Project

BRIGIL

265 CATHERINE STREET

OTTAWA, ONTARIO, CANADA

Title

EXISTING CONDITIONS AND REMOVALS PLAN

Project No.

160401663

Drawing No.

EX-1

Scale

1:300

Sheet

2 of 8

Revision

3

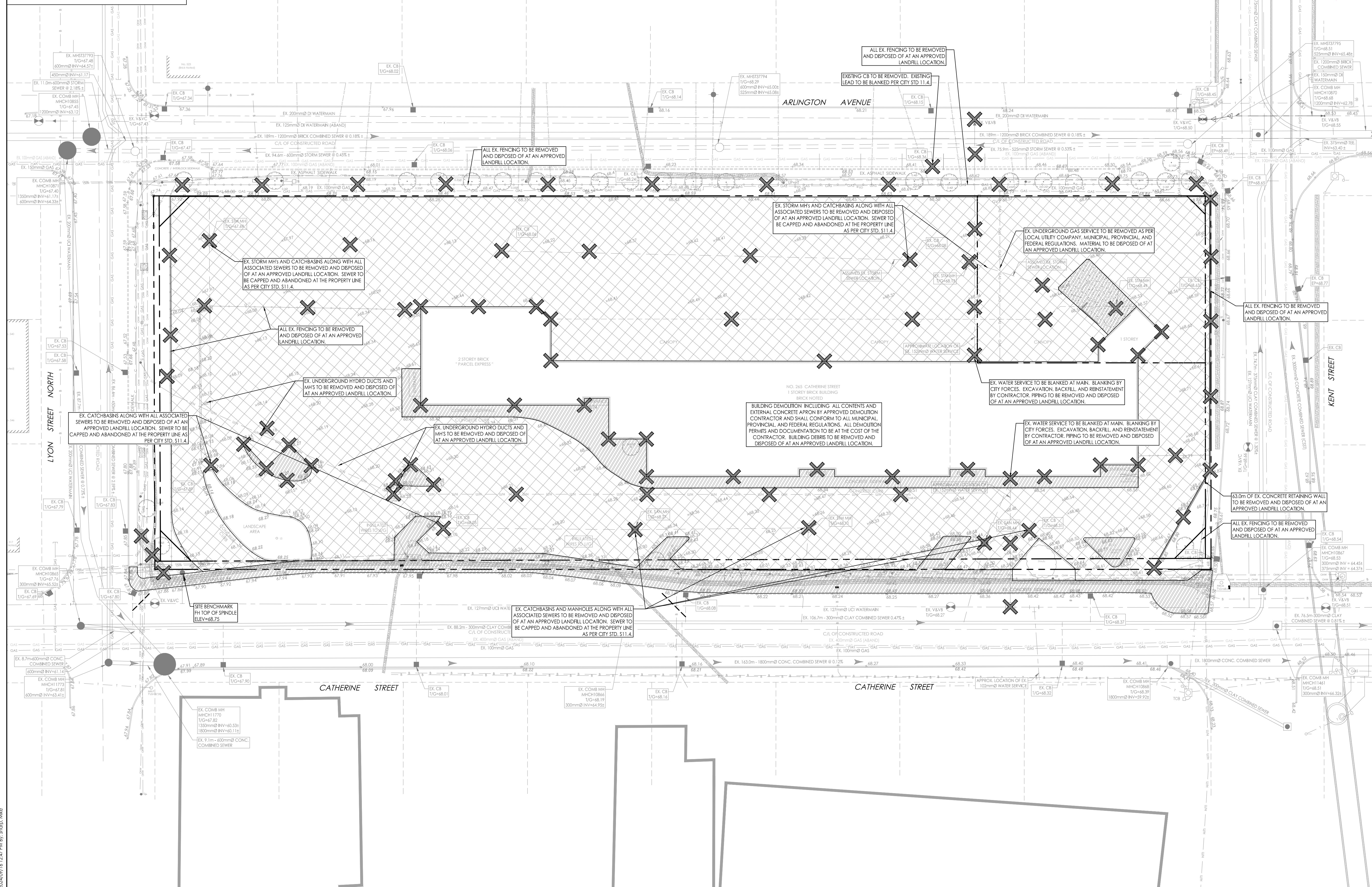
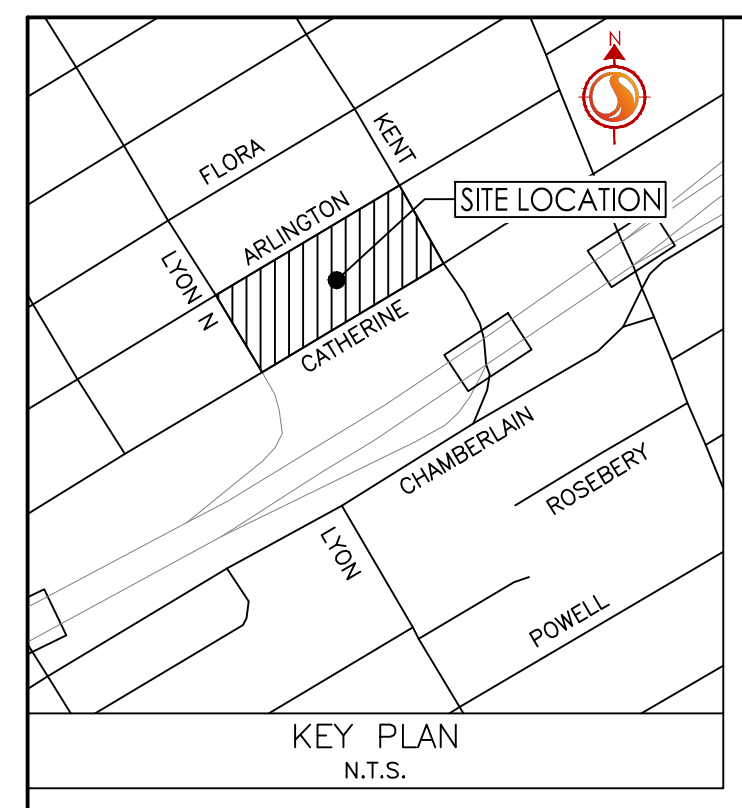
Revision

3

15m

Revision

PLN # 18991



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Legend

- PROPOSED WATERMAIN
- PROPOSED VALVE AND VALVE BOX
- PROPOSED VALVE CHAMBER
- PROPOSED W3 CHAMBER
- PROPOSED REDUCER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- EXISTING WATERMAIN
- EXISTING VALVE AND VALVE BOX
- EXISTING VALVE CHAMBER
- EXISTING REDUCER
- EXISTING FIRE HYDRANT
- EXISTING COMBINED SEWER
- EXISTING STORM SEWER
- EXISTING CATCHBASIN MANHOLE
- EXISTING CATCHBASIN
- PROPOSED DEPRESSED CURB LOCATIONS
- PROPOSED BARRIER CURB
- THERMAL INSULATION ON STORM SEWER WHERE COVER IS LESS THAN 1.5m. THERMAL INSULATION ON WATERMAIN WHERE COVER IS LESS THAN 2.4m AS PER W22.
- WATER METER
- REMOTE WATER METER
- LIMITS OF ASPHALT OVERLAY FOLLOWING SERVICING, CURB AND SIDEWALK INSTALLATION.
- PROPOSED CLAY SEAL AS PER GEO TECH RECOMMENDATIONS

Notes

1. ALL CATCH BASINS AND TRENCH DRAINS TO BE CONNECTED TO INTERNAL PLUMBING AND COLLECTED IN STORM WATER MANAGEMENT CISTERN. INSTALLATION BY OTHERS.
2. FINAL METER AND REMOTE METER LOCATIONS TO BE CONFIRMED BY MECHANICAL CONSULTANT.
3. THE LOCATION OF UTILITIES IS APPROXIMATE ONLY AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION AND THE IMPLEMENTATION OF ANY NECESSARY PROCEDURES CALLED FOR IN THE APPROPRIATE STANDARD AND REGULATIONS.
4. INTERNAL PLUMBING AND SUMP PUMPS TO BE DESIGNED BY THE MECHANICAL CONSULTANT.
5. STORMWATER MANAGEMENT TO BE PROVIDED THROUGH 2 CISTERNS, ONE CISTERN PER DEVELOPMENT PHASE.
PHASE 1 CISTERN = 110.0m³
PHASE 2 CISTERN = 170.0m³
6. MAX. CISTERN RELEASE RATE TO STORM SEWER
PHASE 1 CISTERN RELEASE RATE = 14.3L/s
PHASE 2 CISTERN RELEASE RATE = 23.6L/s
7. BOOSTER PUMPS TO BE PROVIDED TO MAINTAIN MINIMUM PRESSURES FOR TOWERS 6-STORIES AND HIGHER.
8. SUMP PUMP REQUIRED TO DISCHARGE TO INTERNAL SANITARY SEWER. (REFER TO MECHANICAL DRAWINGS FOR DETAILS)
9. FLOOR DRAINS LOCATED INSIDE PARKING GARAGE TO BE CONNECTED TO BUILDING INTERNAL SANITARY SEWER.
10. USF TO BE CONFIRMED BY THE STRUCTURAL CONSULTANT.

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Permit-Seal

Client/Project
BRIGIL

265 CATHERINE STREET
OTTAWA, ONTARIO, CANADA

Title
SITE SERVICING PLAN

Project No.
160401663

Scale
1:300

Drawing No.
SSP-1

Sheet
3 of 8

Revision
3

PLN # 18991

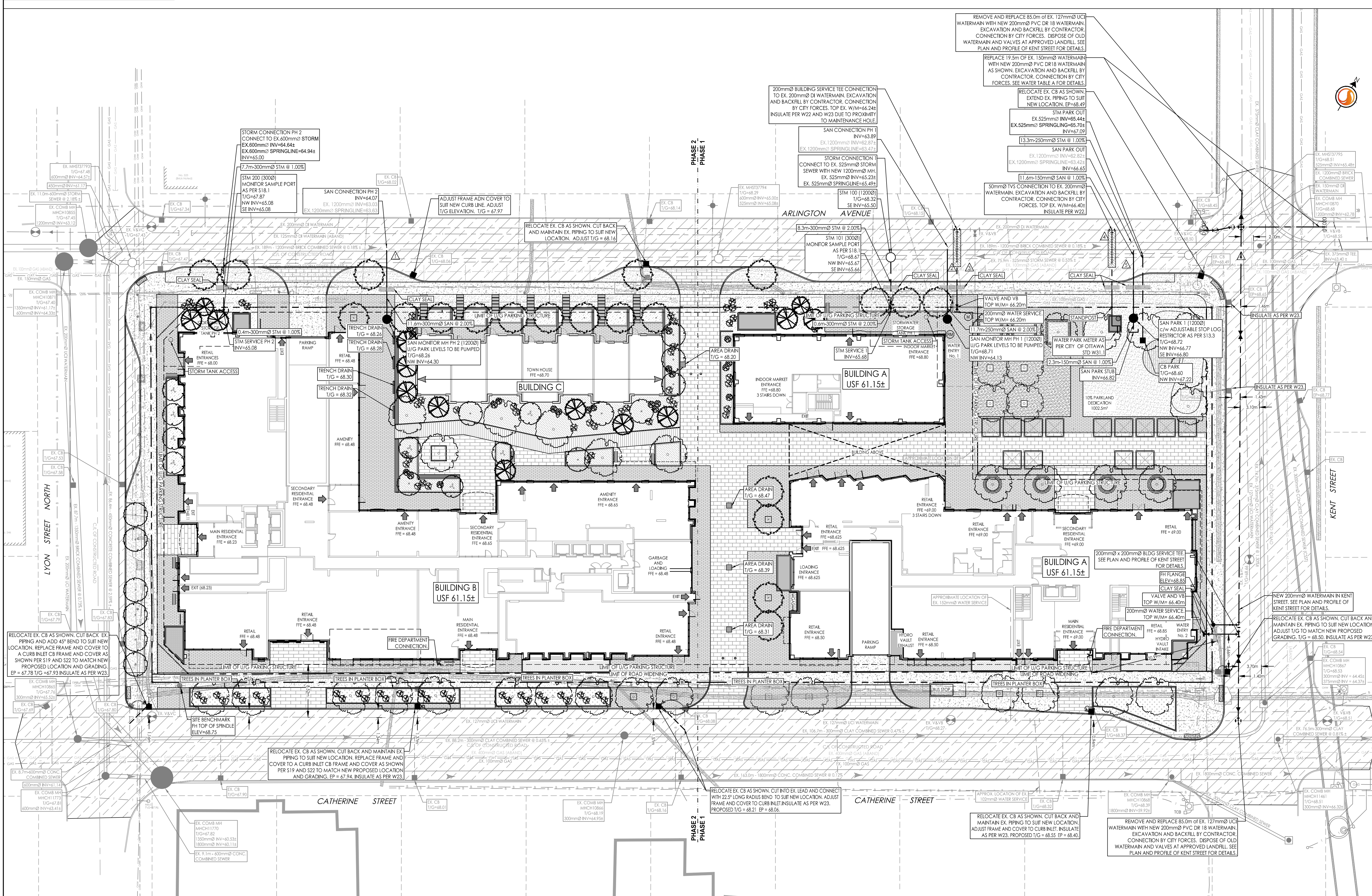
200mmØ WATERMAIN 'A'

STATION	FINISHED GRADE	TOP W/M	ITEM
0+000	68.54	66.40±	EXISTING 200mmØ VALVE AND VALVE CHAMBER
0+001.9	68.55	66.150	200mmØ x 127mmØ REDUCER
0+004.6	68.67	66.270	200mmØ x 200mmØ CROSS
0+006.1	68.63	66.230	11.2" HORIZONTAL BEND
0+010	68.65	66.250	11.2" HORIZONTAL BEND
0+019.5	68.55	66.45±	EXISTING 200mmØ VALVE AND VALVE BOX

SEWER AND WATERMAIN CROSSING TABLE

CROSSING	STM INV	STM OBV	SAN INV	SAN OBV	WTR TOP	WTR BTM	COMB INV	COMB OBV
▲	64.77(64.67) ±	65.37(65.47) ±	64.11	64.41				
▲	65.27(65.17) ±	65.80(65.90) ±	63.92	64.17				
▲	65.28(65.18) ±	65.81(65.91) ±			66.57	66.52	62.87(62.72) ±	64.07(64.22) ±
▲	65.42(65.33) ±	65.95(64.04) ±			66.57	66.52	62.82(62.67) ±	64.02(64.17) ±
▲	65.43(65.34) ±	65.96(64.05) ±	66.66	66.81				
▲					66.24	66.04	62.79(62.58) ±	63.98(64.18) ±

* BRACKETS DENOTE ADJUSTED VALUE WITH CONCRETE PIPE THICKNESS



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Legend

- ORIGINAL GROUND ELEVATION
- PROPOSED ELEVATION
- PROPOSED LOT CORNER ELEVATION
- EXISTING ELEVATION AT LOT CORNER
- FLOW DIRECTION AND GRADE
- FINISHED FIRST FLOOR ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- ENGINEERED FILL REQUIRED
- TERRACING 3:1 SLOPE MAXIMUM (UNLESS OTHERWISE SHOWN)
- DIRECTION OF OVERLAND FLOW
- PROPOSED VALVE BOX
- PROPOSED VALVE CHAMBER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED DEPRESSED CURB LOCATION
- PROPOSED BARRIER CURB
- PROPOSED HEAVY DUTY ASPHALT
- OVERLAND SPILL LOCATION
- TWIS LOCATION AS PER CITY STD
- LIMITS OF ASPHALT OVERLAY FOLLOWING SERVICING, CURBS AND SIDEWALK INSTALLATION.

Notes

- PAVEMENT STRUCTURE - CAR PARKING ONLY
50mm HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
150 OPSS GRANULAR 'A' BASE
300 OPSS GRANULAR 'B' TYPE II
- PAVEMENT STRUCTURE - ACCESS LANES AND HEAVY TRUCKS
40mm HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
150 OPSS GRANULAR 'A' BASE
450 OPSS GRANULAR 'B' TYPE II

3	REVISED AS PER CITY COMMENTS	MJS	DT	24.09.16
2	REVISED AS PER CITY COMMENTS	MJS	DT	24.05.20
1	REVISED AS PER CITY COMMENTS	MJS	DT	24.03.13
0	ISSUED FOR SPA	MJS	MF	23.05.15
Revision			By	Appd.
		MJS	DT	MJS
		Dwn.	Chkd.	Dsgn.
				YY.MM.DD

Permit-Seal

Client/Project

BRIGIL
265 CATHERINE STREET
OTTAWA, ONTARIO, CANADA

Title

GRADING PLAN

Project No.
160401663

Scale
1:300

Drawing No.

Sheet

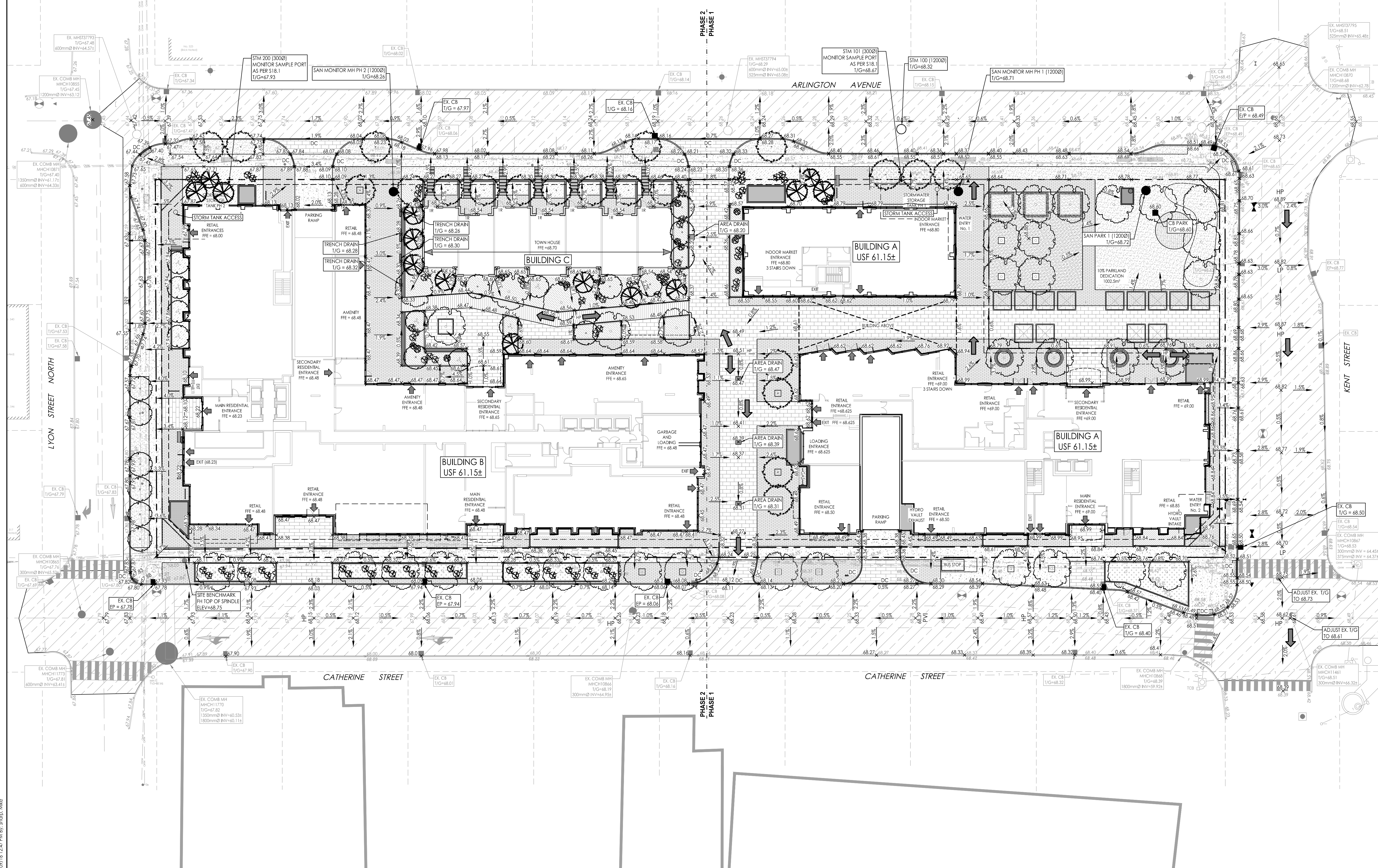
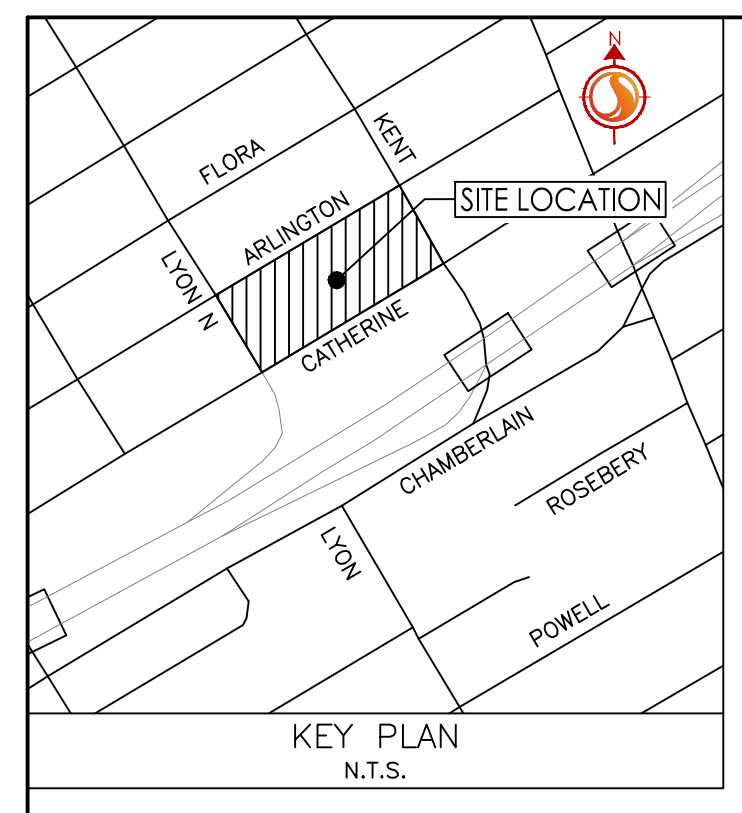
Revision

GP-1

4 of 8

3

PLAN # 18991



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Legend

- PROPOSED SILT FENCE BOUNDARY AS PER OPSD 219.110
- PROPOSED CONSTRUCTION FENCING
- PROPOSED CATCH BASIN PROTECTION AS PER FLEX STORM INLET FILTERS DETAIL. ITEM CODE P-RD-240-223-FX
- PROPOSED CATCH BASIN MUD PROTECTION AS PER FLEX STORM INLET FILTERS DETAIL. ITEM CODE P-RD-290-270-FX
- PROPOSED CATCH BASIN PROTECTION AS PER TERRAFIX SILTSACK DETAIL
- PROPOSED MUD MAT LOCATION
- PROPOSED VALVE BOX
- PROPOSED VALVE CHAMBER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCH BASIN

Notes

Best Management Practices

CONTRACTOR TO PROVIDE EROSION AND SEDIMENT CONTROLS (BEST MANAGEMENT PRACTICES) DURING CONSTRUCTION OF THIS PROJECT.

EROSION MUST BE MINIMIZED AND SEDIMENTS MUST BE REMOVED FROM CONSTRUCTION SITE RUN-OFF IN ORDER TO PROTECT DOWNSTREAM AREAS. DURING ALL CONSTRUCTION, EROSION AND SEDIMENTATION SHOULD BE CONTROLLED BY THE FOLLOWING TECHNIQUES:

1. LIMIT THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
2. REVEGETATE EXPOSED AREAS AND SLOPES AS SOON AS POSSIBLE.
3. MINIMIZE AREA TO BE CLEARED AND GRUBBED.
4. PROTECT EXPOSED SLOPES WITH PLASTIC OR SYNTHETIC MULCH.
5. INSTALL CATCH BASIN INSERTS OR EQUIVALENT IN ALL PROPOSED CATCH BASINS AND CATCH BASIN MANHOLES AND IN ALL EXISTING CATCH BASINS THAT WILL RECEIVE RUN-OFF FROM THE SITE.
6. A SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF ALL AND ANY STOCKPILES OF MATERIAL TO BE USED OR REMOVED FROM SITE. (LOCATION TO BE DETERMINED)
7. A VISUAL INSPECTION SHALL BE DONE DAILY ON SEDIMENT CONTROL MEASURES AND CLEANED OR ANY ACCUMULATED SILT AS REQUIRED. THE DEPOSITS WILL BE DISPOSED OFF SITE AS PER THE REQUIREMENTS OF THE CONTRACT.
8. SEDIMENT CONTROL BARRIERS MAY ONLY BE REMOVED TEMPORARILY WITH APPROVAL OF CONTRACT ADMINISTRATOR TO ACCOMMODATE CONSTRUCTION OPERATIONS. ALL AFFECTED BARRIERS MUST BE REINTEGRATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED. NO REMOVAL WILL OCCUR IF THERE IS A SIGNIFICANT RAINFALL EVENT ANTICIPATED (10mm) UNLESS A NEW DEVICE HAS BEEN INSTALLED TO PROTECT EXISTING STORM AND SANITARY SEWER SYSTEMS, OR DOWNSTREAM WATERCOURSES.
9. NO REFUELING OR CLEANING OF EQUIPMENT IS PERMITTED NEAR ANY EXISTING WATERWAY.
10. CONTRACTOR SHALL REMOVE SEDIMENT CONTROL MEASURES WHEN, IN THE OPINION OF THE CONTRACT ADMINISTRATOR, THE MEASURES IS NO LONGER REQUIRED. NO CONTROL MEASURES SHALL BE PERMANENTLY REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE CONTRACT ADMINISTRATOR.
11. THE CONTRACTOR SHALL PERIODICALLY, OR WHEN REQUESTED BY THE CONTRACT ADMINISTRATOR, CLEAN OUT ACCUMULATED SEDIMENTS AS REQUIRED.
12. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO THE WATERCOURSE. APPROPRIATE RESPONSE MEASURES, INCLUDING ANY REPAIRS TO EXISTING CONTROL MEASURES OR THE IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY.
13. CONTRACTOR SHALL INSTALL MUD MATS AT BOTH ENTRANCES TO THE SITE.
14. STORMWATER SVALES TO BE COVERED WITH HYDRO-SEED AND MULCH.

